

Town of Franklin



Zoning Board of Appeals

Thursday, March 4, 2021

Meeting Minutes

Chair Bruce Hunchard called the above-captioned **Remote Access Zoom Virtual Meeting** to order this date at 7:30 p.m. Members in attendance: Philip Brunelli, Meghan Whitmore, Christopher Stickney. Members absent: Robert Acevedo. Also in attendance: Casey Thayer, Administrative Assistant.

This meeting is being conducted as a **Remote Access Zoom Virtual Meeting** as allowed by the Governor's Order relating to the COVID-19 outbreak. The Zoom Meeting link and the Zoom Meeting call-in number are provided on the agenda. The meeting is being televised and recorded for the public's information.

12 Lady Slipper Lane - Wayne and Paula Proctor

Abutters: Karin and Diego Vaccarezza, 14 Lady Slipper Lane.

7:30 p.m. Applicant is seeking to convert a section of the existing residence into an accessory dwelling unit. The building permit is denied without a Special Permit from the ZBA. Applicants present: Wayne and Paula Proctor. Ms. Proctor reviewed their request to install internal walls within the house to create an in-law apartment to live with their son and his family; they are requesting a special permit to construct a small kitchen. Mr. Proctor reviewed their Supporting Statement for a Special Permit. Chair Hunchard reviewed the provided floor plan. Chair Hunchard reviewed the requirements of the special permit. Abutters Karin and Diego Vaccarezza had no questions.

Motion made by Philip Brunelli to close the public hearing. Motion seconded by Meghan Whitmore. Unanimous by the Board.

Motion made by Philip Brunelli to grant a special permit for a second dwelling unit for the property located at 12 Lady Slipper Lane with the conditions of the special permit being that the son, Adam Proctor, reside at the property along with the owners Wayne and Paula Proctor and that the special permit for the second dwelling unit becomes null and void if either party moves or transfers ownership. No separate utilities shall be permitted unless required by the DPW. The Board also determines that the social, economic and community needs which are served by this proposal will be met. Traffic flow and safety will not be encumbered; adequate utilities and other public services exist. The proposal is consistent with the neighborhood character and social structure as it exists now and that the quality of natural environment will stay intact. There is no potential fiscal impact for the Town of Franklin by the issuance of this special permit and also that this special permit be recorded at the Registry of Deeds. Seconded by Meghan Whitmore. Unanimous by the Board.


General Business: Meeting Minutes February 4, 2021

Motion made by Philip Brunelli to approve the Meeting Minutes as presented for Thursday, February 4, 2021. Seconded by Meghan Whitmore. Unanimous by the Board.

Motion made by Philip Brunelli to adjourn the Remote Access Zoom Virtual Meeting. Seconded by Meghan Whitmore. Unanimous by the Board. Meeting adjourned at 7:47 p.m.

Respectfully submitted,

Judith Lizardi
Recording Secretary

Signature 

Date 4/1/21